

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

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IN RE:	:	CASE NO.: 18-45096-cec
	:	CHAPTER: 7
Raymon McAdam,	:	
	:	HON. JUDGE.:
Debtor	:	Carla E. Craig
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ORDER GRANTING IN REM RELIEF

WHEREAS, on or about September 5, 2018, this case commenced upon the filing of a Voluntary Petition for Bankruptcy under Chapter 7 of the United States Bankruptcy Code in this Court; and

WHEREAS, on or about September 16, 2019 a motion was filed by Fay Servicing, LLC as servicer for Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2016-1 (with any subsequent successor or assign, the "Movant") seeking an Order granting In-Rem relief; and

WHEREAS, on or about February 11, 2020 this Court held a hearing on the motion, at which counsel for the Movant appeared,

NOW, THEREFORE, it is hereby

ORDERED, that for the reasons set forth in the Motion and on the record at the February 11, 2020 hearing, that Movant's motion is granted **as provided herein (CEC)** and it is hereby:

ORDERED, that pursuant to 11 U.S.C. § 362(d)(4) the stay imposed under 11 U.S.C. § 362(a) is lifted, and ~~upon entry of the within Order, any future filing in~~ **if this order is record in compliance with applicable State laws governing notices of interests or liens in real property, this Order shall be binding in (CEC)** any case **filed (CEC)** under the Bankruptcy Code purporting to affect the real property known as 94-22 110th Street, Richmond Hill, NY 11419 (Borough: Queens; Block: 9393; Lot: 16), ~~shall not operate as a stay against Movant, its successors and/or assigns for a period of~~ **filed not later than (CEC)** two years marked from entry of the within Order; and it is further

ORDERED that Movant is permitted to offer and provide Debtors with information regarding a potential Forbearance Agreement, short sale, deed in lieu, loan modification, Refinance Agreement, or other loan workout/loss mitigation agreement, and to enter into such agreement with Debtors without further order of the court, and it is further

ORDERED, that the automatic stay under 11 U.S.C. § 362(a) is also vacated under 11 U.S.C. § 362(d)(1) and (d)(2) as to Movant's interest in the Property, to permit Movant to pursue its rights under applicable law to the Property; and it is further

ORDERED that the 14-day stay invoked pursuant to F.R.B.P. 4001(a)(3) is waived.

**Dated: Brooklyn, New York
March 9, 2020**




Carla E. Craig
United States Bankruptcy Judge